

Minutes of Zoning Ad-Hoc Committee Meeting October 10, 2018 at 6:00PM

Call to Order - Gil Gerdman called the meeting of the Commission to order at 6:01 PM.

Roll Call – Present were Gil Gerdman, Tom Kolb, Michael Zolper, Kelsey McDermott, Melanie Platt-Gibson (arrived at 6:09pm)

Absent – Mike Carbonara, Nanci Caffisch

Also in attendance were Tom Pinion, Attorney Emily Truman.

1. Call to Order

- a. Roll Call of Membership.
- b. Note compliance with the Open Meeting Law. Gerdman noted compliance with the Open Meeting Law.
- c. Agenda Approval: It was moved by Kolb, seconded by Zolper to approve the agenda as posted. Motion carried unanimously.
- d. Minutes Approval: It was moved by Kolb, seconded by Zolper to approve the minutes of September 26, 2018. Motion carried unanimously.

2. Appearances/Presentations

Atty. Truman explained the conditional use permitting process as requested by Gerdman. Kolb asked about substantial evidence and Atty. Truman responded. Pinion discussed Plan Commission's approval regarding new business appearance guidelines (not tied to conditional use permits). Zolper asked about appraisals, burden is placed on anyone objecting use. Gibson discussed Oshkosh's uses. Kolb asked about R1A zoning.

3. Action Items

- a. Recommendation on home occupation. Moved by Kolb, seconded by Platt-Gibson to approve the recommendation on home occupation. Motion carried unanimously.
- b. Discussion of following: Kolb asked about two flats; Gerdman questioned HUD housing recommendations; Platt-Gibson spoke about legislating against character of the person trying to purchase home. Discussion of side-by-side units between Gerdman and Pinion, left as is. R2 zoning redlined items, we say to remove them. R3 zoning Pinion explained redlined items. R4 zoning Pinion discussed home office v home occupation. R-5 zoning redundancy, satellite dish, antennas. Kolb brought up Chap. 17.24A indoor institutional, Atty. Truman explained definition and agrees to remove it. Zolper questioned VRBO's and state laws with Pinion explaining and Atty. Truman will provide additional information per Platt-Gibson's recommendation. 17.25-17.26 are good. 17.27 bulk storage, waste and other redlined explained by Pinion along with 17.28. Platt-Gibson talked about apartments, hotels, Pinion stated that no one will build a new one, all voted to remove. Pinion discussed correctional institutions, Gerdman suggested zoning change if someone wants (g). 17.31 is okay with removing same. 17.32a remove same. Atty. Truman brings up travel agencies, sex stores and photography studios. Zolper brings up photography studio and consensus to strike. Platt-Gibson suggests calling meeting to an end. Atty. Truman will provide notes with redlined items from today. Gerdman asked Platt-Gibson about additional thoughts from Oshkosh research – mention of Baraboo River planning protection.

4. Information Items

Next Meeting – Wednesday, October 10, 2018 at 6:00PM

Adjournment - It was moved by Kolb, seconded by Zolper to adjourn at 7:30 p.m. The motion carried unanimously.